

Message Text

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43

ACTION EA-10

INFO OCT-01 ISO-00 FBOE-00 A-01 (ISO) W

----- 009105

R 300902Z JUL 75

FM AMEMBASSY TOKYO

TO SECSTATE WASHDC 2056

UNCLAS TOKYO 10455

ALSO FOR EA/EX AND DEPUTY ASS'T. SECY ZERHELLEN

E.O. 11652: N/A

TAGS: ABLD, JA

SUBJECT: TOB/MOTOR POOL - PROPERTY 04318

REF: (A) TOKYO 9299 (B) STATE 162590 (C) STATE 163866

1. MITSUI REAL ESTATE COMPANY CONDUCTED A CAREFUL INSPECTION OF SUBJECT PROPERTY.

2. THEIR SURVEY REPORT DATED 7/22/75 SIGNED BY YOSHIO FUJIOKA, APPRAISOR, STATES: QUOTE I HAVE SURVEYED THE FOLLOWING PROPERTY AND MY FINDING IS AS FOLLOWS:

PROPERTY: LAND (RESIDENTIAL) 3,362.23 SQ. METERS

BUILDING 2,674.24 SQ. METERS

TITLE: OWNERSHIP

APPRAISED PRICE AS OF JULY 15, 1975:

LAND: YEN 395,000/SQ. METER - YEN 1,328,081.00

BLDG: YEN 88,400/SQ. METER - YEN 236,403,000

TOTAL PRICE YEN 1,564,484.000

END QUOTE.

AT CURRENT EXCHANGE RATE THIS AMOUNTS TO U.S. \$5,303,335.

3. OBAYASHI GUMI HAS DECLINED TO SUBMIT AN ESTIMATE GIVING THE UNCERTAIN MONEY MARKET AS THEIR REASON.

4. EMBASSY FEELS VERY STRONGLY THAT NO ACTION TOWARD SALE OF THIS PROPERTY SHOULD BE INITIATED UNTIL OTHER UNCLASSIFIED

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USES OF BENEFIT TO THE USG HAVE BEEN CAREFULLY CONSIDERED. IN THE EMBASSY'S VIEW, THERE ARE A NUMBER OF IMMEDIATE AND LONG-TERM POSSIBLE USES OF TRANGIBLE BENEFIT TO THE USG. IMMEDIATE POSSIBLE USES

--TOKYO HAS AN IMMEDIATE NEED FOR A NEW MARINE HOUSE. THE PRESENT QUARTERS ARE INADEQUATE. EMBASSY HAS REMODELED THE TOP FLOOR OF ONE OF THE SERVANTS QUARTERS TO PROVIDE SEVEN NEEDED BEDROOMS. THIS CAN ONLY BE AN INTERIM SOLUTION AS A SPLIT DETACHMENT IS DIFFICULT TO CONTROL AND EXISTING DINING FACILITIES CANNOT ACCOMMODATE THE FOURTEEN WATCHSTANDERS. THE TOP TWO FLOORS OF THE TOB COULD BE REMODELED TO PROVIDE AN ENTIRELY ADEQUATE MARINE HOUSE. THIS WOULD PROVIDE THE OBVIOUS ADVANTAGE OF HAVING THE MARINES CLOSE TO AMBASSADOR'S RESIDENCE AND THE NOB. REMAINING SPACE COULD BE USED FOR OFFICES.

--THE CONSULAR SECTION COULD BE RELOCATED IN THE TOB WITH SOME REMODELING. THIS WOULD ELIMINATE A GREAT DEAL OF TRAFFIC IN THE NEW CHANCERY AND PROVIDE GENEROUS SPACE FOR THE CONSULAR OPERATION. THE SPACE GAINED IN THE NEW CHANCERY COULD EASILY BE USED BY OTHER EMBASSY SECTIONS WHOSE PROJECTED SPACE ALLOCATIONS ARE SOMEWHAT ON THE MEAGER SIDE. AN ADDED BONUS WOULD BE THE PARKING SPACE AT THE TOB AND THE PRESENT MOTOR POOL AREA FOR VISITOR PARKING.

--THERE ARE 19,172 SQUARE FEET OF USEABLE FLOOR SPACE IN THE TOB. THE PRESENT USIS AMERICAN CENTER HAS 14,456 SQUARE FEET OF USEABLE SPACE AND THE MONTHLY RENTAL IS \$10,000 AND EXPECTATION IS THAT THIS WILL RISE. IT WOULD, OF COURSE, BE COSTLY TO RENOVATE THE TOB FOR USE AS THE AMERICAN CENTER BUT THIS COULD BE MADE UP QUICKLY BY THE SAVING IN RENT.

--IN ANY CASE, THE PRESENT MOTOR POOL STRUCTURE WOULD PROVIDE 4,000 SQUAREFEET OF MUCH-NEEDED WAREHOUSE SPACE. IF THIS SPACE WAS AVAILABLE WE COULD PROBABLY GIVE UP THE SUMITOMO WAREHOUSE AND SAVE APPROXIMATELY \$27,000 PER YEAR.

LONG-TERM POSSIBILITIES
UNCLASSIFIED

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--FOR LONG-RANGE PLANNING, THE DEPARTMENT SHOULD CONSIDER CONSTRUCTING AN APARTMENT HOUSE OF THE PROPERTY. THIS SHOULD PROVIDE REPRESENTATIONAL HOUSING FOR OFFICERS JUST BELOW COUNSELOR RANK. ALTERNATIVELY, THERE ARE NOW APPROXIMATELY 100 NON-STATE USG FAMILIES LIVING IN SHORT-TERM LEASE QUARTERS WITH AN AVERAGE RENTAL OF \$800.00 MONTHLY. A SIX-STORY APARTMENT BUILDING (WITH APPROXIMATELY 30-40 UNITS) WOULD REALIZE A SUBSTANTIAL LONG-TERM SAVINGS TO THE USG IN RENTAL COSTS.
SHOESMITH

UNCLASSIFIED

<< END OF DOCUMENT >>

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